



**PLANNING COMMISSION WORKSESSION
MINUTES
AUGUST 8, 2012
5:00 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
CONFERENCE ROOM 218**

COMMISSION MEMBERS

**Roy F. Gratz, Chair
Roy McAfee**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.
Debbie Mathis, Zoning Officer
Marne Sherman, Comm Dev Planner**

GUEST

Chad Meadows, Clarion Associates

CALL TO ORDER

The August 8, 2012, Planning Commission work session was called to order at 5:00 p.m.

Mr. Ocel began the meeting with an overview of the Unified Development Ordinance (UDO) process to date and noted that Articles 1, 2, and 3 were reviewed during the July 25th work session. He stated that the final draft version of the UDO is the document being reviewed this evening, specifically, Articles 4-8.

Mr. Ocel re-introduced Chad Meadows and he began a power point presentation to review the four Articles. Mr. Meadows began with an over view of Article 4, Use Standards and how the use table was developed and how it is to be used. Although the use table was previously reviewed by the Commission, Mr. Meadows noted that it works in conjunction with the use specific standards. Accessory and temporary use standards were also reviewed. Further discussions centered on outdoor seating for restaurants, accessory dwelling units, outdoor display in the R-16 district, sidewalk café regulations and temporary uses.

Mr. Meadows noted that Article 5, Development Standards, contained all of the development regulations that are spread throughout the Zoning and Subdivision Ordinance. He noted that all of these regulations have been placed in this one Article in the UDO. Mr. Meadows highlighted

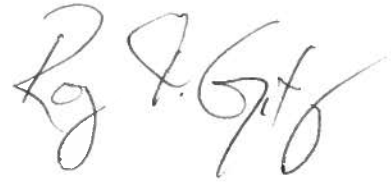
the changes to the parking, landscaping, open space, lighting, and performance guarantee sections, as these were the sections that were in most need of being updated.

Staff, Mr. Meadows and Commission members discussed the content of this Article further in regard to downtown parking, minimum and maximum parking requirements and alternative parking plans.

Further discussions centered upon new tree protection standards, open space requirements and cluster subdivisions.

It was agreed that the next work session would be held on August 29th at 4:00. Articles 6-9 will be discussed. The public hearing on the UDO will be held on September 12th.

There being no further business to conduct, the meeting adjourned at 7:15 PM.

A handwritten signature in dark ink, appearing to read "R. J. G. G. G." with a stylized flourish at the end.